

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - NW/Corner York and Ridgely Roads (1800 York Road) 8th Election District 4th Councilmanic District Sidney Weiman, Trustee for Cecilia Schwaber - Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment of the previously approved site plan in Case No. 5331-X and a variance to permit a new canopy with a setback of 4 feet from the street right-of-way in lieu of the minimum required 10 feet in accordance with Petitioner's Exhibit 1.

The Petitioner, by Mark Hafner, Engineer with Shell Oil Company, Contract Lessee, appeared, testified, and was represented by J. Neil Lanzi, Esquire. Also appearing on behalf of the Petition were Richard Beall, Architect, and Timothy Brennan, Manager. There were no Protestants.

Testimony indicated that the subject property, known as 1800 York Road, consists of .4405 acres more or less zoned B.U.-C.C.C. and is currently improved with a Shell gasoline service station. Mr. Hafner testified that Petitioner is desirous of constructing a 28' x 50' canopy over the existing pump islands to provide protective cover for customers during inclement weather. Testimony indicated that his business suffers greatly on rainy days as the majority of the other stations in the vicinity have canopies similar to the one requested. Mr. Hafner testified that no portable signs will be utilized on this site and landscaping will be provided in accordance with the Baltimore County Landscape Manual. Testimony indi-

cated the conditions delineated in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be satisfied.

Mr. Beall testified that based on his professional experience, it was his opinion the relief requested will not result in any adverse impact and would not create traffic congestion over and above what already exists. He testified that in his opinion, the proposed use would not be detrimental to the health, safety or general welfare of the surrounding community and that the conditions delineated in Section 502.1 of the B.C.Z.R. will be satisfied. Mr. Beall indicated that if strict compliance with the B.C.Z.R. were required, the proposed canopy would lose its effectiveness and several bays would be exposed to the elements.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of March, 1991 that the Petition for Special Hearing to approve an amendment of the previously approved site plan in Case No. 5331-X and the Petition for Zoning Variance to permit a new canopy with a setback of 4 feet from the street right-of-way in lieu of the minimum required 10 feet, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

March 20, 1991

887-3353

J. Neil Lanzi, Esquire  
25 W. Chesapeake Avenue, Suite 204  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
NW/Corner York and Ridgely Roads  
(1800 York Road)  
8th Election District - 4th Councilmanic District  
Sidney Weiman, Trustee for Cecilia Schwaber - Petitioner  
Case No. 91-229-SPHA

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

#### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Amendment of site plan approved under case 5331-X.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Michael O'Mahoney for Shell Oil Co. (Type or Print Name)  
Signature: *Michael O'Mahoney*  
Address: 15200 Shady Grove Road, Ste. 401  
Rockville, Maryland 20850  
City and State  
Attorney for Petitioner: J. Neil Lanzi (Type or Print Name)  
Signature: *J. Neil Lanzi*  
Address: 25 W. Chesapeake Ave., Ste. 204  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 321-8204  
Legal Owner(s): Sidney Weiman, Trustee (Type or Print Name)  
Signature: *Sidney Weiman*  
Address: 610 Reisterstown Road, Ste. 101  
Baltimore, Maryland 21208  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Mark Hafner, Shell Oil Co.  
Name: 15200 Shady Grove Road, Ste. 401  
Address: Rockville, Md. 20850  
Phone No.: 1-800-542-3377

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Zoning Commissioner of Baltimore County.

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.4 A(2)(a) to allow a new canopy with a setback of 4 feet from the street right of way in lieu of the required 10 feet.

This station was approved on 8/1/61. Strict compliance with the setback requirement would render conformance unnecessarily burdensome.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Michael O'Mahoney for Shell Oil Co. (Type or Print Name)  
Signature: *Michael O'Mahoney*  
Address: 15200 Shady Grove Road, Ste. 401  
Rockville, Maryland 20850  
City and State  
Attorney for Petitioner: J. Neil Lanzi (Type or Print Name)  
Signature: *J. Neil Lanzi*  
Address: 610 Reisterstown Road, Ste. 101  
Baltimore, Maryland 21208  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Mark Hafner, Shell Oil Co.  
Name: 15200 Shady Grove Road, Ste. 401  
Address: Rockville, Maryland 20850  
Phone No.: 1-800-542-3377

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Zoning Commissioner of Baltimore County.

#### CERTIFICATE OF AUTHORITY

I, SIDNEY WEIMAN, certify that I am a Trustee of the Trust known as U/D Cecilia Schwaber, legal owner of the property known as 1800 York Road, Lutherville, Maryland 21093.

I, SIDNEY WEIMAN, certify that as Trustee of the U/D Cecilia Schwaber Trust, I have authority to sign legal documents on behalf of the Trust, said documents to include a Petition for Special Hearing and Petition for Zoning Variance as required by the Zoning Commissioner of Baltimore County for improvements to the aforementioned property.

IN WITNESS WHEREOF, this Certificate is signed and sealed on this 18th day of December, 1990.

*Sidney Weiman*  
SIDNEY WEIMAN, Trustee  
U/D Cecilia Schwaber

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 18th day of December, 1990, before me, the subscriber, a Notary for the State and County aforesaid, personally appeared SIDNEY WEIMAN, who made oath in due form that the foregoing facts and matters are true and correct to the best of his information, knowledge and belief.

WITNESS my hand and Notarial Seal.

*Wendy K. Feltz*  
NOTARY PUBLIC

My Commission expires: 9-1-92

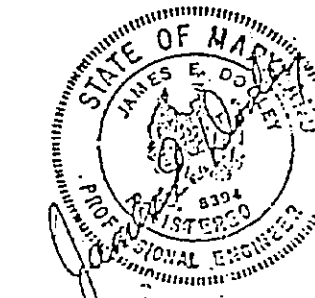
RICHARD L. BEALL, INC., A.I.A.  
ARCHITECT AND PLANNER

November 14, 1990

Existing Shell Service Station  
1800 York Road, Baltimore County  
Maryland

Beginning for the same at a point on the Northern right-of-way line of Ridgely Road; thence running along said right-of-way line the following course and distance South 64° 33' 20" West 133.00 feet; thence leaving said right-of-way North 24° 14' 55" West 126.90 feet; thence running North 65° 45' 05" East 150.13 feet to a point on the western right-of-way line of York Road; thence running along said right-of-way line the following two courses and distances 1) South 20° 07' 55" East 114.74 feet 2) South 36° 03' 00" West 19.55 feet to the place of beginning.

Containing in all 19,188 sq. ft. or 0.4405 acres.



360 JONES STATION ROAD, ARNOLD, MARYLAND 21012 (301) 544-2010



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: 2-12-91  
Posted for: Sidney Weiman, Trustee for Cecilia Schuber  
Petitioner: Sidney Weiman, Trustee for Cecilia Schuber  
Location of property: 111 West Chesapeake Avenue, Towson, Maryland 21204  
Location of Sign: 111 West Chesapeake Avenue, Towson, Maryland 21204  
Remarks: Special Hearing to approve an amendment of the plan to allow a new canopy with a setback of 4 feet from the street right-of-way in lieu of the required 10 feet.  
Posted by: J. Robert Haines Date of return: 2-12-91  
Number of Signs: 2

**CERTIFICATE OF PUBLICATION**

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.

Case number: 91-229-SFHA  
MAC York and Ridgely Roads  
1800 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): Sidney Weiman, Trustee for Cecilia Schuber  
Contract Purchaser(s): Shell Oil Company  
Hearing Date: Friday, March 8, 1991 at 2:00 p.m.  
Special Hearing: to approve an amendment of the plan to allow a new canopy with a setback of 4 feet from the street right-of-way in lieu of the required 10 feet.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
2006 Feb. 7

TOWSON, MD., 2-12-91  
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-7-91.

TOWSON TIMES,

S. Zake Orlan  
Publisher

\$89.91

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 2-12-91  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-7-91.

THE JEFFERSONIAN,

S. Zake Orlan

\$89.91

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

91-229-SFHA

Date

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

receipt

Date

91-229

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 2/26/91

Shell Oil Company  
c/o Mark Radnor  
15200 Shady Grove Road, Suite 401  
Rockville, Maryland 20850

RE:

Case Number: 91-229-SFHA  
MAC York and Ridgely Roads  
1800 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): Sidney Weiman, Trustee for Cecilia Schuber  
Contract Purchaser(s): Shell Oil Company  
HEARING: FRIDAY, MARCH 8, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$139.91 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 West Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

J. Neil Lanzi, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 22, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-229-SFHA  
MAC York and Ridgely Roads  
1800 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): Sidney Weiman, Trustee for Cecilia Schuber  
Contract Purchaser(s): Shell Oil Company  
HEARING: FRIDAY, MARCH 8, 1991 at 2:00 p.m.

Special Hearing to approve an amendment of site plan approved under Case #5331-X.  
Variance to allow a new canopy with a setback of 4 feet from the street right-of-way in lieu of the required 10 feet.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Sidney Weiman, Trustee  
Shell Oil Company  
J. Neil Lanzi, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 19, 1991

J. Neil Lanzi, Esquire  
25 W. Chesapeake Avenue, Suite 204  
Towson, MD 21204

RE: Item No. 222, Case No. 91-229-SFHA  
Petitioner: Sidney Weiman, et al  
Petition for Special Hearing

Dear Mr. Lanzi:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael O'Wahoney  
Shell Oil Co.  
15200 Shady Grove Road, Suite 401  
Rockville, MD 20850

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 3rd day of January, 1990.

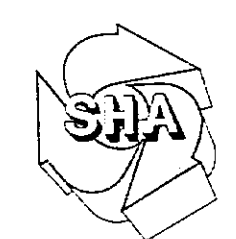
Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Sidney Weiman, et al

Petitioner's Attorney: J. Neil Lanzi



Maryland Department of Transportation  
State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

January 2, 1991

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County  
Shell Oil Company  
Zoning Meeting of 1-2-91  
W/5 York Road (MD 45)  
at Ridgely Road  
(Item #222)

Dear Mr. Haines:

We have reviewed the submittal for a variance to approve an amendment of the site plan approved under Case No. 5331-X and find the plan acceptable.

If we can be of further assistance, please contact Larry Brocato of this office at (301) 333-1350.

Very truly yours,

John Contestabile  
John Contestabile, Chief  
Engineering Access Permits  
Division

LB:maw

cc: Mr. J. Ogle

RECEIVED  
JAN 7 1991  
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 445-0451 D.C. Metro - 1-800-452-1065 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: February 1, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Trust U/D Cecilia Schwaber  
by Sidney Weiman, Trustee, Item No. 222

The petitioner requests a Special Hearing to amend the site plan approved in Case No. 5331-X; and a Variance to allow a new canopy with a setback of 4 ft. from the street right-of-way in lieu of the required 10 ft.

In reference to the petitioner's request, staff offers the following comments:

- The applicant's site borders the Hunt Valley/Timonium Study Area. The Baltimore County Master Plan describes York Road from Ridgely to Shawan Road as disappointing in appearance. Future development should provide consistently attractive streetscaping and signage control.
- In the instant case, the landscaping in the mulched beds along York Road and Ridgely Road should be redone with evergreen plantings in order to enhance the appearance of both street frontages. The use of annuals can continue to occur; however, predominant planting materials should be evergreen.
- The applicant shall submit a landscape plan to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM222/ZAC1

received  
2/5/91

Baltimore County Government  
Department of Public Works  
Bureau of Traffic Engineering

211 Bosley Avenue Suite #15  
Towson, MD 21204

887-3554  
FAX 887-5781

January 11, 1991

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 222, 234, 235, 237, 238, 240, 242, and 243.

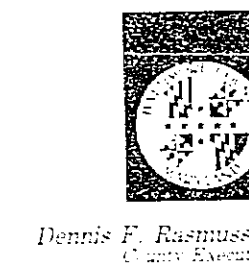
Very truly yours,  
*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

received  
1/14/91

Baltimore County  
Fire Department  
701 East Joppa Road, Suite 601  
Towson, Maryland 21204-3500  
(410) 887-4300  
Paul H. Roberts  
Chief

DECEMBER 26, 1990



J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: SIDNEY WEIMAN  
Location: #1800 YORK ROAD

Item No.: 222 Zoning Agenda: JANUARY 2, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/YEK

received  
12/23/90

INTER-OFFICE CORRESPONDENCE

TO: Zoning Administrator, P.A.M. December 21, 1990  
FROM: Robert N. Phillips, P.A.M.  
CC: Zoning Administrator, P.A.M.  
P.A.M. December 21, 1990

The Zoning Administrator, P.A.M. has reviewed the submitted site plan for the proposed development and has approved the plan for the proposed development.

For the Zoning Administrator, P.A.M. has reviewed the submitted site plan for the proposed development and has approved the plan for the proposed development.

*[Signature]*  
Robert N. Phillips, P.A.M.  
Zoning Administrator

ENCL:

received  
1/2/91

RECEIVED 10 222

222  
91-229-SPHA

SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW  
SUITE 204  
24 WEST CHESAPEAKE AVENUE  
POST OFFICE BOX 5404  
TOWSON MARYLAND 21204

JOHN O. SEILAND  
OF COUNSEL

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL RECHER  
J. NEIL LANZI

FAX NO. (301) 296-6947

FILE:

December 18, 1990

Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Attn: Sophie

Re: Shell Oil Company, Petitioner  
Item No.: 222  
1800 York Road Shell Service Station

Dear Sophie:

Petitions for Zoning Variance and Special Hearing were filed and accepted on November 29, 1990. The above-listed property is owned by a Trust and the Petitions were signed by Sidney Weiman, Trustee. The Zoning Commissioner had requested either a copy of the Trust Document or an Affidavit evidencing Mr. Weiman's authority to sign the Petitions as Trustee. Accordingly, I am enclosing two (2) original Certificates of Authority as signed by Sidney Weiman, Trustee. I am also enclosing two (2) copies each of the Certificates so that you will have one original and two copies for the Petition for Variance and Petition for Special Exception.

If there is anything further you require, please do not hesitate to call me.

Very truly yours,

*[Signature]*  
J. Neil Lanzi

JNL:kf  
Enclosures

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Hank F. Hufman - Shell Oil Co.	15200 Shady Grove Rd. Rockville, Md. 20850
Richard Beall - A.I.A.	360 Jones Station Rd. Dradys Md. 21012
Timothy Brennan	1800 N York Rd. Timonium, Md. 21066

PETITIONER(S) EXHIBIT 2

91-229  
SPHA



PETITIONER(S) EXHIBIT 2

91-229  
SPHA



